



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

## PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday February 23, 2022

The Plan Commission held its regular session via video conference on Wednesday, February 23, 2022. The meeting commenced at 6:34 pm and concluded at approximately 10:35 pm.

### 1. Roll Call

**Present**

Margaret Holly  
Mark Harvey  
Al Fleischer Jr.  
Ellen Hartz  
Victoria Gonzalez  
Charles Gascon  
Patricia McQueen

**Absent**

None

**Staff Present**

John Wagner, Acting Director of Planning and Development  
John Mulligan, City Attorney

**Councilmembers Present**

Jeff Hales, Ward I – Council Liaison

**Call to Order** – (6:34 pm.) Chairwoman Holly called the meeting to order.

2. **Approval of Minutes** – January 26, 2022 meeting – The minutes were approved with one minor change to correct a misspelled name.
3. **Public Comments**  
There were no public comments for non-agenda items from the public
4. **Old Business**
  - a. Text Amendment – TXT 22-01.  
Applicant: Bamboo Acquisitions, LLC  
Request: Add “Automobile and light truck rental/rent-a-car services” to list of Conditional Uses in the “LC” Limited Commercial District, §400.450 of the City’s Zoning Ordinance.  
(VOTE REQUIRED)

Chairwoman Holly indicated that a recommendation did not come out of the Code Review Subcommittee.

Dr. Wagner provided an overview of the Application.

Jaimie Mansfield, representing the Applicant, provided an overview of the request.

General discussion ensued following the Applicant's presentation.

**A motion was made to approve the Text Amendment. The motion was seconded.**

General discussion ensued following the motion.

**The motion passed: 4 yes, 3 no.**

- b. Map Amendment – REZ 22-01.  
Applicant: Neighborhood Properties  
Request: A Zoning Map Amendment to rezone approximately 11.0 acres from “PA” Public Activity to “PD-R” Planned Development Residential District, and to further consider approval of Preliminary Site Development Plan for the proposed residential development.  
Address: 7701 Canton Avenue  
(VOTE REQUIRED)

**Applicant has requested to postpone this item until the March Plan Commission meeting.**

## 5. New Business

- a. Minor Subdivision – SUB 22-02.  
Applicant: JN Development  
Request: Approval of a Minor Subdivision from one (1) lots to two (2).  
Address: 6518 Etzel Avenue  
(VOTE REQUIRED)

Dr. Wagner provided an overview of the Application.

General discussion ensued

**A motion was made to approve the Minor Subdivision Plat. The plat was approved unanimously: 7 to 0.**

- b. Conditional Use Permit – CUP 22-03  
*PUBLIC HEARING*  
Applicant: MACC Boyz Properties, LLC

Request: Approval of a “Banquet/reception halls and bingo halls” use in the GC – General Commercial District  
Address: 7271 Olive Boulevard  
(VOTE REQUIRED)

Dr. Wagner provided an overview of the Application.

Chairwoman Holly outlined the requirements and criteria for a Conditional Use Permit.

Jonathan McMiller, Applicant, made a presentation on the application.

Gwen Reading at 1219 Waldron Avenue spoke in favor of the application.

General discussion ensued.

City Attorney Mulligan provided an alternate way to proceed with the C.U.P. that involves the adjacent two properties, also owned by the Applicant, as follows:

The uses in the three parcels comprising 7271 Olive Boulevard, 7267 Olive Boulevard and 7261 Olive Boulevard shall be limited to the following:

- a. 7271 Olive Boulevard – Banquet Hall and reception events;
- b. 7267 Olive Boulevard – Use of the Kitchenette and storage for the 7271 uses;
- c. 7261 Olive Boulevard – Parking only for the uses at 7271 and 7267 uses.

**A motion was made to approve the Conditional Use Permit with the following conditions:**

**The uses in the three parcels comprising 7271 Olive Boulevard, 7267 Olive Boulevard and 7261 Olive Boulevard shall be limited to the following:**

- a. 7271 Olive Boulevard – Banquet Hall and reception events;**
- b. 7267 Olive Boulevard – Use of the Kitchenette and storage for the 7271 uses;**
- c. 7261 Olive Boulevard – Parking only for the uses at 7271 and 7267 uses.**

**The new pavement at 7261 Olive Boulevard be constructed using permeable pavers.**

**The motion was approved unanimously: 7 to 0.**

- c. Map Amendment – REZ 22-03.

*PUBLIC HEARING*

Applicant: U. City, LLC

Request: A Zoning Map Amendment to rezone approximately 8.18 acres of land, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to Planned Development Commercial District (PD-C), and to further consider approval of Preliminary Site Development Plan.

Address: 13 parcels of land along Olive Boulevard, west of McKnight Road.  
(VOTE REQUIRED)

Dr. Wagner provided an overview of the Application.

Larry Chapman, on behalf of the Applicant, provided a few comments on the proposal.

General discussion ensued.

**A motion was made to approve the Map Amendment. The motion was seconded. The motion was approved unanimously: 7 to 0.**

**A motion was made to approve the Preliminary Development Plan. The motion was seconded. The motion was approved unanimously: 7 to 0.**

d. Map Amendment – REZ 22-04.

*PUBLIC HEARING*

Applicant: Charles Deutsch and Company

Request: A Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from GC, HRO, SR & MR to Planned Development Mixed-Use (PD-M) District, and to further consider approval of a resolution for a Preliminary and Final Site Development Plan, including the Landscape Plan.

Address: 8630 Delmar Boulevard  
(VOTE REQUIRED)

Dr. Wagner provided an overview of the Application.

Zack Deutsch spoke on behalf of the Applicant, outlining some of the changes from previous proposals.

William Ash spoke about the project.

Valmik Thakore provided comments on the proposal.

Roger Cohen also provided comments on the proposal.

Councilmember Hales commented that many of the issues of previous plans have been addressed.

General discussion ensued.

**A motion was made to approve the Map Amendment. The motion was seconded. The motion was approved unanimously: 7 to 0.**

e. Conditional Use Permit – CUP 22-04.

*PUBLIC HEARING*

Applicant: Charles Deutsch and Company

Request: Approval to allow for an increase in the Floor Area Ratio to 1.09 and a reduction in the west side setback to no less than 24' feet.

Address: 8630 Delmar Boulevard  
(VOTE REQUIRED)

Dr. Wagner provided an overview of the Application.

Roger Cohen asked about access to Kingdel via the sidewalk.

Zack Deutsch indicated that this is the same proposal as before. Mr. Cohen indicated that he was assured that the sidewalk is for fire emergency access only.

Valmik Thakore provided comments on the proposal.

General discussion ensued.

Chairwoman Holly indicated that the Floor Area Ratio appears to be calculated incorrectly. It should be 1.13 instead of 1.09.

**A motion was made to approve the Conditional Use Permit, with the condition that the Floor Area Ratio be changed to 1.13, in addition to the conditions noted in the Staff Report. The motion was seconded.**

**The motion was approved unanimously: 7 to 0.**

- f. Major Subdivision – SUB 22-03.  
Applicant: Charles Deutsch and Company  
Request: Approval of a Major Subdivision from seventeen (17) lots to one (1).  
Address: 8630 Delmar Boulevard. Future location of the Avenir development.  
(VOTE REQUIRED)

Dr. Wagner provided a brief overview of the Application.

**A motion was made to approve the Major Subdivision Plat. The motion was seconded. The plat was approved unanimously: 7 to 0.**

---

**A motion was made to approve the Preliminary/Final Development Plan, based on acquisition of right-of-way and right-of-way dedication, easement vacation and boundary adjustment be done prior to City Council approval. The motion was seconded. The motion was approved unanimously: 7 to 0.**

## 6. Other Business

- a. None

## 7. Reports

- a. Council Liaison Report – None
- b. Committee reports:
  - i. Comprehensive Plan Sub-Committee: Dr. Wagner indicated that Planning NEXT was still interested in working on the Comp Plan update.

**A motion was made to recommend to City Council that they proceed with Planning Next to work on the Comprehensive Plan Update. The motion was seconded. The motion was approved unanimously: 7 to 0.**

**8. Adjournment**

Chairwoman Holly adjourned the meeting at approximately 10:35 pm.